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Planning Commission Date: February 11, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes: X No:

Notices Mailed On: 1-16-04

Published On: 1-15-04

Posted On: 1-16-04

TITLE: **TENTATIVE PARCEL MAP NO.S MI2003-4 AND MI2003-5**

Proposal: A request for two minor tentative parcel maps to subdivide 2 parcels at the Fleming Business Park.

Location: 991, 995, 1201 & 1225 Montague Expressway

APN: 086-31-058 and 059

RECOMMENDATION: **Approval with Conditions**

Applicant: South Bay Development Company, 1690 Dell Avenue, Campbell, CA 95008

Property Owner: Montague Milpitas LLC., c/o South Bay Development Company, 1690 Dell Avenue, Campbell, CA 95008

Previous Action(s): "S" Zone Approval and Amendment, Minor Tentative Map, Use Permits and Amendment

Environmental: EIA's No. 672 and EA2003-12

General Plan Designation: Heavy Industrial

Present Zoning: Heavy Industrial with S-Zone Overlay (M2-S)

Existing Land Use: Vacant industrial buildings

Agenda Sent To: Applicant/property owner, project manager

Attachments: Tentative Parcel Maps, letter from applicant dated December 11, 2003

PJ No.s: 3166 and 3167

*2

BACKGROUND

This item was continued from the January 25, 2004 Planning Commission meeting in order for the applicant and city engineers to resolve issues regarding private easements and common facilities.

The Planning Commission approved the following applications:

- December 11, 1996, an "S" Zone application and adopted Mitigated Negative Declaration (EIA No. 672) for Phase I of Warehouse Properties Inc. development plans for the 69 acre Fleming Food site. The proposed development included three new warehouse buildings and four new research and development/office buildings located on the northeast corner of Montague Expressway and Interstate 680.
- January 8, 1997, a Use Permit and "S" Zone approval-amendment for Phase II development that included an increased FAR for Parcel 1 to 40.9% and Parcel 3 to 43.2%.
- July 28, 1999, a Minor Tentative Map for division of the 69 acre parcel into 3 parcels, and, on November 10, 1999, approved Use Permit 1381 amendment to delete one condition of approval on the approved tentative map.
- January, 14, 2004, Use Permit No. UP2003-14 for the operation of a church in three of the four research and development buildings.

Site Description

The project site consists of two parcels (Parcel 1 and Parcel 3) at the northwest corner of Interstate 680 and fronting onto Montague Expressway. Parcel 1 is approximately 5.38 acres located on the western portion of the site and developed with two research and development buildings. Parcel 3 is approximately 7.02 acres located on the eastern portion of the site and also developed with two research and development buildings. A centrally located driveway between the two parcels provides primary two-way circulation access to the business park from Montague Expressway.

Surrounding land uses to the north of the subject parcels include tenants such as McCabes Quality Foods, Graebel Van Lines and One Work Place. A vacant chemical production plant is located to the west of the site. The parcels are bound on the south by Montague Expressway and the east by Interstate 680.

THE APPLICATION

The applications are submitted pursuant to Chapter 1 (Subdivisions), Section 4.00 of the Milpitas Municipal Code.

The applicant is requesting two tentative parcel maps for subdivision purposes for two of the three Fleming Business Park parcels. The applicant is proposing to subdivide Parcel 1 into two 117,100 +/- square foot parcels and Parcel 3 into two 152,900 +/- square foot parcels. The

*2

purpose of the proposed subdivision is to provide smaller businesses the opportunity to own and occupy one building on one parcel.

ISSUES

Conformance with the General Plan

The proposed project does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provide for opportunities to expand employment, promote business retention, and encourage economic pursuits that strengthen and promote development through stability and balance. By subdividing these parcels into separate parcels for each building, the property owner is able to foster individual business ownership within the Fleming Business Park. This allows the potential for smaller businesses to locate in the area that cannot afford to purchase and maintain the entire property.

Conformance with the Zoning Ordinance

The project does not conflict with the Zoning Ordinance and is in conformance in terms of land use and development standards. No change in land use is proposed as part of these tentative parcel maps and any future land uses would be subject to the permitted and conditional uses allowed in the Heavy Industrial (M2) District.

The original Fleming Business Park development, approved in 1996, was built in conformance with the standards of the M2 district, which have not changed since the approval. The proposed tentative parcel maps comply with the City's Zoning Ordinance development standards, as modified by the approved Use Permit and 'S' Zone applications, for the Heavy Industrial (M2) district, as described below:

Proposed Parcel 1 (991 Montague Expressway) (MI2003-5)

Development Standard	Proposed Project	Complies?
Front yard setback: 35 feet for lots having frontage on major streets.	35 feet	Yes
Side and rear yards: None	20 feet (side)/300 feet (rear)	Yes
Floor Area Ratio: 40% maximum	39.16%	Yes
Parking requirement: 152	173	Yes

*2

Proposed Parcel 2 (995 Montague Expressway) (MI2003-5)

Development Standard	Proposed Project	Complies?
Front yard setback: 25 feet for lots having frontage on non-major streets.	90 feet	Yes
Side and rear yards: None	20 feet (side)/20 feet (rear)	Yes
Floor Area Ratio: 40% maximum	38.89%	Yes
Parking requirement: 152	173	Yes

Proposed Parcel 1 (1201 Montague Expressway) (MI2003-4)

Development Standard	Proposed Project	Complies?
Front yard setback: 35 feet for lots having frontage on major streets.	100 feet	Yes
Side and rear yards: None, except for street side of corner lots which shall be the same as the front yard	28 feet (side)/ 70 feet (rear)	No ¹
Floor Area Ratio: 40% maximum	40.94%	No ²
Parking requirement: 208	236	Yes

Proposed Parcel 2 (1225 Montague Expressway) (MI2003-4)

Development Standard	Proposed Project	Complies?
Front yard setback: 35 feet for lots having frontage on major streets.	145 feet	Yes
Side and rear yards: None, except for street side of corner lots which shall be the same as the front yard	15 feet (side)/240 feet (rear)	No ¹
Floor Area Ratio: 40% maximum	41.22%	No ²
Parking requirement: 210	238	Yes

1 As approved by PC on 12/11/96

2 FAR increase per Use Permit No. 1381 Amendment

Required Floor Area Ratio

Development standards for the Heavy Industrial (M2) zoning district require a minimum Floor Area Ratio (FAR) of 40%. On November 10, 1999, the Planning Commission approved a Use Permit Approval-Amendment (No. 1381) request for a FAR increase for Parcel 1 and Parcel 3 to

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exceed the development standards at the Fleming Business Park. The approved FAR increase for Parcel 1 was from 40% to 40.9% and for Parcel 3 from 40% to 43.2 %. The proposed FAR for the two new parcels on Parcel 1 do not exceed the current development standards of 40%. However, the proposed FAR for the two new parcels on Parcel 3 are 40.9% and 41.2%, well within the approved FAR increase of 43.2%.

Required Parking

When the Fleming Business Park was developed, parking was based on a 1 space per 300 square foot ratio for research and development uses, requiring 725 parking spaces. According to plans submitted by the applicant, there are 896 existing parking spaces provided on the existing two-parcel site. However, staff notes there may be future tenants with uses which require additional parking than the 1 space per 300 square foot ratio as provided for research and development uses. Therefore, due to the potential for joint use of parking, staff recommends as a condition of approval, the applicant shall procure and record a cross-parking agreement prior to final map recordation between the following proposed parcels (located at):

991 and 995 Montague Expressway

1201 and 1225 Montague Expressway

Conformance with the State Subdivision Map Act and Subdivision Ordinance

The Subdivision Map Act defers the approval of minor tentative parcel map applications to local ordinances (Article 5, Section 66463). The City's Subdivision Ordinance requires design and improvement consistency with the General Plan. As previously mentioned, the proposed Tentative Parcel Maps are in conformance with the General Plan.

Conformance with CEQA

The project is categorically exempt from further environmental review pursuant to Class 15, Section 15315 ("Minor Land Divisions) of the Environmental Quality Act (CEQA) guidelines. This section exempts such projects involving the division of property in urbanized area into four or fewer parcels when the division is in conformance with the General Plan and zoning. As discussed above, the proposed project is located in a developed, urbanized area and conforms to the General Plan and Zoning Ordinance.

RECOMMENDATION

Close the Public Hearing. Approve Minor Tentative Parcel Map No.'s MI2003-4 and MI2003-5 based on the Findings and Special Conditions listed below:

FINDINGS

1. The proposed project does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provides for opportunities to expand employment, promotes business retention, and encourages economic pursuits that strengthen and promote development through stability and balance.

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2. The proposed project, as conditioned, does not conflict with Zoning Ordinance in terms of land use and development standards. Since no change in land use or to the building exterior or site is proposed, the proposed project remains in compliance with development standards and uses of the M2 district.
3. The proposed project is consistent with the State Subdivision Map Act and the Subdivision Ordinance in that it conforms to the local ordinance.
4. The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15315 ("Minor Land Divisions) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. This approval is for two Minor Tentative Parcel Maps, No.s MI2003-4 and MI2003-5, to create two separate parcels located on 086-31-058 and 086-31-059, and as depicted on the Tentative Parcel Maps dated January 28, 2004, and as amended by the conditions of approval that follow. (P)
2. The proposed project shall be conducted in compliance with all applicable federal, state and local regulations. (P)
3. Prior to Final Map recordation, the applicant shall submit to the City for review by the City Attorney, and record, an irrevocable and in-perpetuity cross-parking agreement between the following parcels (located at): 991 and 995 Montague Expressway; 1201 and 1225 Montague Expressway. (P)
4. If, at the time of recordation of Final Map, there is a project job account past due balance to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
5. The developer shall record a reciprocal access and maintenance agreement concurrent with the recordation of the parcel map. The reciprocal agreement shall provide for the use of lands and maintenance of all common private facilities including but not limited to, access, drainage, sewer, water, fire services, irrigation, landscaping, pavement, walls and other common area facilities. Prior to map recordation, the subject document shall be submitted for review and approval of the City Engineer. (E)
6. The parcel map shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)
7. The tentative map and parcel map shall designate all common lots and easements as lettered lots or lettered easements. (E)
8. Prior to building occupancy permit issuance, the developer shall separate the domestic water line service for each parcel and install separate water meter for each building. (E)
9. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
 - a. Water Service Agreement(s) for water meter(s) and detector check(s).
 - b. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

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Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

10. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements. (E)
11. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
12. *(Specific to MI2003-5, 991-995 Montague Expressway)* Prior to start of any work within the Montague Expressway right of way developer shall submit plans to Santa Clara County Road and Airport Department for review and approval. Copies of these approvals and permits shall be submitted to the city of Milpitas Engineering Division. (E)
13. *(Specific to MI2003-4; 1201-1225 Montague Expressway)* Prior to start of any work within the Montague Expressway right of way developer shall submit plans to CALTRAN and Santa Clara County Road and Airport Department for review and approval. Copies of these approvals and permits shall be submitted to the city of Milpitas Engineering Division. (E)
14. Property owner/manager shall be responsible for the trash collection and recycling services account for all the tenants of this property. Prior to occupancy permit issuance, the property owner/manager shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for commercial services:
 - a. An adequate level of service for trash collection.
 - b. An adequate level of recycling collection.After the applicant has started its business, BFI commercial representative shall determine the adequacy of the solid waste level of services. If services found to be inadequate, the property owner/manager shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234, x-264. (E)
15. Make changes as noted on Engineering Services Exhibit "T"(dated 12/29/2003) and submit a revised tentative map to the Planning Division. (E)


December 11, 2003

Ms. Kim Duncan
Planning Department
City of Milpitas
Planning Department
455 E. Calaveras Boulevard
Milpitas, CA 95035-5479

RE: Letter of Description
For Lot Splits at
991 and 955 Montague and 1201 and 1225 Montague

ARC TEC # 031164

Dear Ms. Duncan:

South Bay Development wishes to parcelize 2 separate parcels into 4 separate parcels in the City of Milpitas. The existing parcels are 991 and 995 Montague (APN #: 086-31-058) and 1201 and 1225 Montague (APN #: 086-31-059). The site is currently zoned M2 per section 31.

The parcels are being split so that the site areas and FARs are nearly equal between each of the 2 parcels. The proposed FARs do not exceed the previously approved FARs.

South Bay Development wishes to subdivide each building and property to allow for maximum flexibility in order to provide a perspective company the ability to own and occupy one building and one parcel. If you have any questions, please feel free to call.

Sincerely,

ARC TEC, Inc.



James R. Fulton
Project Manager

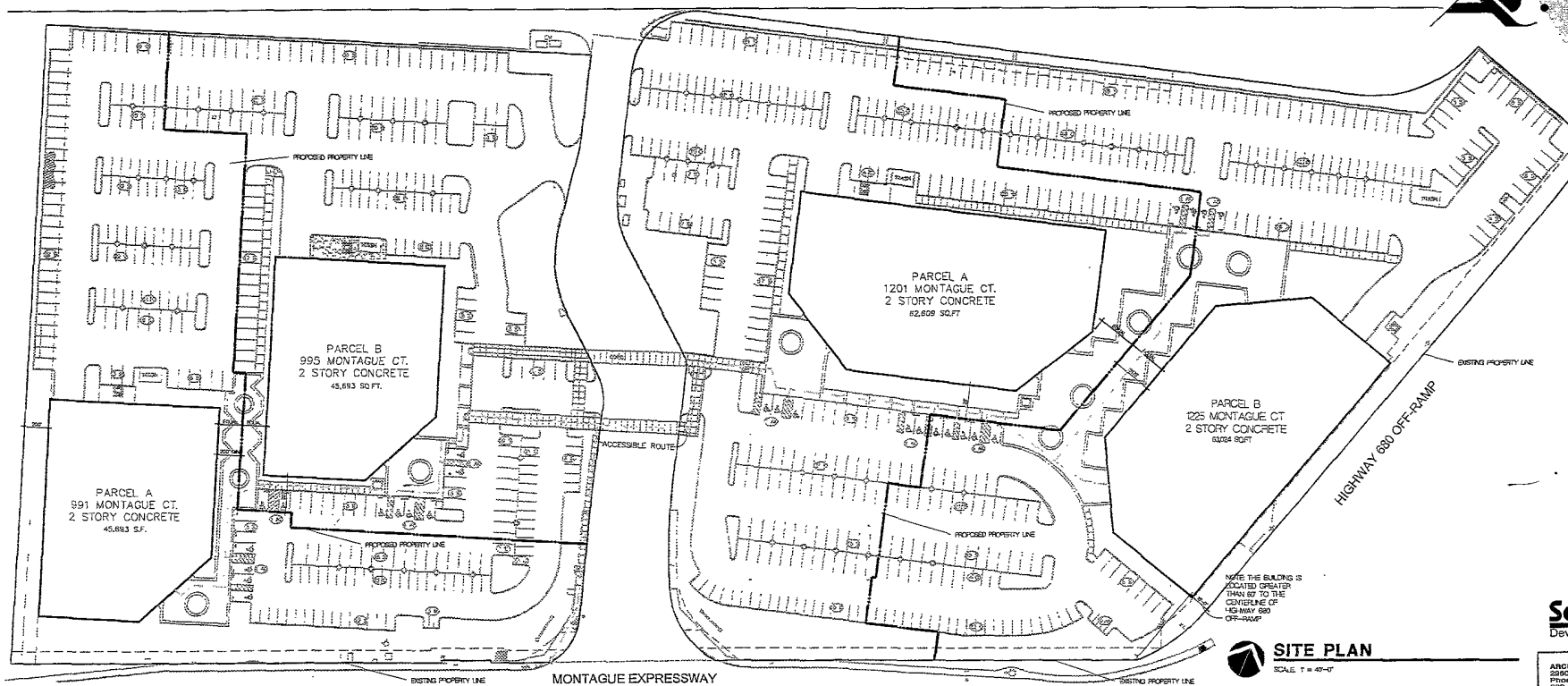
JRF/lrb

ARCHITECTURAL
TECHNOLOGIES

ARIZONA
2960 E. Northern Ave.
Building C
Phoenix, AZ 85028
P: 602-953-2355
F: 602-953-2988

CALIFORNIA
3333 Bowers Ave.
Suite 130
Santa Clara, CA 95054
P: 408-496-0676
F: 408-496-1121

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A Site Parcelization For:
991/995/1201/1225 Montague
 Milpitas, California

South Bay
 Development Company

SITE PLAN
 SCALE: 1" = 40'-0"

Site and Parking Data				
	A 991 45,693 SF	B 995 45,693 SF	A 1201 62,609 SF	B 1225 62,609 SF
SITE AREA:	16,619 SF	17,440 SF	17,093 SF	17,093 SF
ACTUAL FAR	36.91 SF	36.91 SF	36.91 SF	36.91 SF
ALLOWED FAR	432 SF	432 SF	432 SF	432 SF
PARKING REQUIRED:				
Totals	73	73	73	73
HANDICAPPED CARS	5	5	5	5
VANS	1	1	1	1
TOTAL	6	6	7	7
PARKING PROVIDED:				
STANDARD COMPACT CARS	104	104	104	104
HANDICAPPED CARS	4	4	4	4
VANS	1	1	1	1
TOTAL	109	109	109	109
TOTAL PARKING PROVIDED: 208 SPACES				
ADDITIONAL	5	5	5	5

Allowable Building Heights and Basic Allowable Floor Area. Table 5-B	
991 Montague Parcel A	
Proposed Occupancy: B	2 Story permitted
12,000 SF Allowable (Starting Point)	
12,000 SF x 2 = 24,000 SF (Sprinkler increase per Section 505.3)	
24,000 SF x 2 = 48,000 SF (Multi-Story increase per Section 504.2)	
45,693 SF < 48,000 SF	
The building calculates out without the need to calculate side yard separations (Sections 505.1, 505.1.2, 505.1.3 and 505.2)	
Allowable Building Heights and Basic Allowable Floor Area. Table 5-B	
995 Montague Parcel B	
Proposed Occupancy: B	2 Story permitted
12,000 SF Allowable (Starting Point)	
12,000 SF x 2 = 24,000 SF (Sprinkler increase per Section 505.3)	
24,000 SF x 2 = 48,000 SF (Multi-Story increase per Section 504.2)	
45,693 SF < 48,000 SF	
The building calculates out without the need to calculate side yard separations (Sections 505.1, 505.1.2, 505.1.3 and 505.2)	

Allowable Building Heights and Basic Allowable Floor Area. Table 5-B	
1201 Montague Parcel A	
Proposed Occupancy: B	2 Story permitted
12,000 SF Allowable (Starting Point)	
12,000 SF x 2 = 24,000 SF (Sprinkler increase per Section 505.3)	
24,000 SF x 2 = 48,000 SF (Multi-Story increase per Section 504.2)	
62,609 SF > 48,000 SF	
Separation on all sides (Section 505.1.3)	
The closest point on the building to the closest property line is 25'-0"	
25'-0" - 20'-0" = 5'-0" 5' x 5% = 40% increase	
48,000 SF x 1.4 (40% increase) = 67,200 SF	
62,609 SF < 67,200 SF	
The building calculates out.	
Required Parking	
991 Montague	995 Montague
Proposed Use: Office	Proposed Use: Office
1st Floor: 23,689 SF / 200 SF = 118 Spaces	1st Floor: 23,689 SF / 200 SF = 118 Spaces
2nd Floor: 22,914 SF / 400 SF = 57 Spaces	2nd Floor: 22,914 SF / 400 SF = 57 Spaces
Total required: 175 Spaces	Total required: 175 Spaces

Allowable Building Heights and Basic Allowable Floor Area. Table 5-B	
1225 Montague Parcel B	
Proposed Occupancy: B	2 Story permitted
12,000 SF Allowable (Starting Point)	
12,000 SF x 2 = 24,000 SF (Sprinkler increase per Section 505.3)	
24,000 SF x 2 = 48,000 SF (Multi-Story increase per Section 504.2)	
62,609 SF > 48,000 SF	
Separation on all sides (Section 505.1.3)	
The closest point on the building to the closest property line is 30'-0"	
30'-0" - 20'-0" = 10'-0" 10' x 5% = 50% increase	
48,000 SF x 1.5 (50% increase) = 72,000 SF	
62,609 SF < 72,000 SF	
The building calculates out.	
Required Parking	
1201 Montague	1225 Montague
Proposed Use: Office	Proposed Use: Office
1st Floor: 23,689 SF / 200 SF = 118 Spaces	1st Floor: 23,689 SF / 200 SF = 118 Spaces
2nd Floor: 22,914 SF / 400 SF = 57 Spaces	2nd Floor: 22,914 SF / 400 SF = 57 Spaces
Total required: 175 Spaces	Total required: 175 Spaces

CODE ANALYSIS SUMMARY	
M.U. Zone	General
General	Code Chapters 3, 5, 6 AND 10)
Use	Office
Occupancy	Office (B Occupancy)
Separation (from property line)	See Plan
Required Separation of most occupancies	N/A
Construction type	II b Fully Sprinklered
Allowable Building Height	40 ft / 2
Actual Number of Stories	2 Stories
Actual Number of Floors	2 Story
See Calculations for each building	
FIRE RESISTIVE REQUIREMENTS (Code Chapter 6)	
Interior Bearing Walls	II
Structural Frame	II
Partitions - Penetration	II
Shel/Side Enclosures	II
Floors - Ceiling/Floors	II
Roofs - Ceiling/Floors	II
Exterior Bearing Walls	II
Overhangs	II
Wall Construction is 6"-8" Concrete Tile	
Item 7-1.1.1 is listed at 3 HRS	
FIRE PROTECTION SYSTEMS (MPPA Codes)	
Type of the Protection	Fire Alarm and Sprinkler System
System to be installed	See Plan
State Requirements	No
Standards	No
APPLICABLE CODES	
2001 CALIFORNIA BUILDING CODE-ABC	2001 CALIFORNIA CODE FOR BUILDING CONSTRUCTION
2001 CALIFORNIA PLUMBING CODE	2001 CALIFORNIA ELECTRIC CODE
2001 CALIFORNIA MECHANICAL CODE	2002 MILPITAS MUNICIPAL CODE

ARCHITECTURAL TECHNOLOGIES
 2880 East Northern Avenue, Suite 100
 Phoenix, Arizona 85028
 602-953-0255 FAX: 602-953-0888

The title of this document is for informational purposes only. It is not a contract. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

City Engineer: [Signature]
 Date: 1/21/04



SITE PLAN AND NOTES
A1.0
 03/16/04

WATSON COURT

PARCEL "B"
2.69 ± ACRES
117,469 ± SQ. FT.

PARCEL "A"
2.68 ± ACRES
116,696 ± SQ. FT.

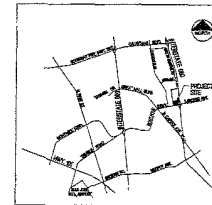
PARCEL 2
23 M 38-40

PAGE 3

MONTAGUE & EXPRESSWAY
(WIDTH, VARIES)

VICINITY MAP

NOT TO SCALE



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH
L1	N 69°12'25"E	E 15.51'				
L2	S 123°25'25"W	E 16.78'				
L3	N 16°18'14"E	W 30.06'	C1	500.00'	10°45'10"	93.84'
L4	N 73°03'46"E	E 1.95'				
L5	N 16°18'14"E	W 30.06'	C2	70.80'	58°57'31"	74.09'
L6	N 16°18'14"E	W 10.03'	L3	50.00'	34°02'37"	8.91'
L7	N 16°18'14"E	W 12.50'	C4	80.79'	33°54'45"	47.82'
L8	N 73°03'46"E	E 15.51'	C5	52.91'	90°10'11"	83.27'
L9	N 73°03'46"E	E 15.51'	C6	52.91'	61°18'33"	56.62'
L10	N 73°03'46"E	E 15.00'	C8	50.00'	28°51'30"	26.65'
L11	N 69°12'25"E	E 15.00'	C9	50.00'	33°56'20"	29.65'
L12	N 69°48'24"E	E 26.18'	C9	100.00'	72°34'34"	122.80'
L13	N 20°13'36"W	S 20.00'	C10	400.00'	41°53'37"	126.43'
L14	N 20°13'36"W	S 20.00'	C11	50.00'	53°12'10"	46.43'

NOTE

- 1) OWNER: MOUNTAIN MULTITAS LLC
- 2) SUBOWNER: SOUTH BAY DEVELOPMENT
1890 DELLA VILLA
CARPINTERIA, CA 90008-5901
PH (408) 378-0400
- 3) ENGINEER: W. BARRY SCHMITT
KIER & MORGENTHAU CIVIL ENGINEERS & SURVEYORS
2580 COTY BOULEVARD, BUILDING 32
SANTA CLARA, CA 95054
(408) 727-1865
- 4) EXISTING USE: VACANT BUILDINGS
- 5) PROPOSED USE: USE COMPATIBLE WITH M2 ZONING
- 6) EXISTING ZONING: M2, NEARBY INDUSTRIAL
- 7) A.P. 088-33-069
- 8) ALL DISTANCES ARE APPROXIMATE
- 9) CONTOUR LINES AND GRADING PLAN PREPARED BY KIER & MORGENTHAU
- 10) PROPOSED NUMBER OF LOTS: 2
- 11) TOTAL AREA: 5.37 ACRES
- 12) MINIMUM LOT SIZE: NONE
- 13) WATER: CITY OF MULTITAS
- 14) SEWER: CITY OF MULTITAS
- 15) GAS & ELECTRIC: PG&E
- 16) TELEPHONE: PACIFIC BELL
- 17) DRIVE TO A141 BROADWAY
- 18) PROPOSED WATER, SANITARY SEWER AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED AS PER THE APPLICABLE STANDARDS
- 19) DRAINAGE: CITY OF MULTITAS DRAIN
- 20) EXISTING WELLS ON SITE: NONE
- 21) EASEMENTS FOR NECESSARY RECREATIONAL, ACCESS AND PARKING AND PRIVATE UTILITIES WILL BE CREATED BY THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THE PARGEL MAP.
- 22) EASEMENTS FOR EMERGENCY VEHICLES WILL BE CREATED BY THE APPLICABLE COVENANTS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THE PARGEL MAP, WHICH SHALL BE EASEMENT VEHICLES (SUCH AS AMBULANCES AND POLICE) AND FIRE VEHICLES ARE ENTITLED TO USE THE PROPOSED EASEMENTS FOR FIRE AND ACCESS TO ANY PORTION OF THE NORTHWEST CORNER OF THE PROPOSED EMERGENCY VEHICLES MAY USE OTHER PORTIONS OF THE PARKING AND PARKING AREA WHICH ARE AVAILABLE WHEN THE PROPOSED EASEMENTS WHEN NECESSARY FOR ACCESS REQUIRED UNDER EMERGENCY CIRCUMSTANCES

LEGEND

PROPERTY LINE	E	EAST
NO ACCESS	EB	ELECTRIC BOX
EXISTING	EL	ELECTRIC
CONCRETE CURB	ESMT	EASEMENT
BASEMENT	EV	EV
DOWN	EX	ELECTRIC VALVE
FENCE LINE	FI	FIRE HYDRANT
OVERHEAD POWER LINE	FO	FOOT CONNECTION
CAST BASH	FR	FIRE BRANCH
FIRE HYDRANT	FS	FLAME STOP
UTILITY SLAB	M	MAP
POWER POLE/LIGHT POLE	N	NORTH
SEEN	OP	OPENING
GAS METER	OS	OPENING
POST REGULATOR VALVE	PSGE	PUBLIC
WALK FROM PREVENTION	RE	REAR
WALK	S	SOUTH
TRAFFIC SIGNAL	SD	STEEL DRUM
STREET LIGHT	SE	SEMI
TRANSFORMER	TIN	TRANSFORMER
ASSIGNER PAPER NUMBER	TSD	TERRACE
AUTOMATIC SPRINKLER RATED	UC	UTILITY CABLE
BOLLARD	UB	UTILITY CABLE
CATCH BASIN	VS	VALVE GATE
CONCRETE	W	WATER
DESTRUCTIVE CONTROL	WM	WATER METER

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727-6665
Santa Clara, California 95051 FAX (408) 727-5641

**TENTATIVE PARCEL MAP
FOR: SOUTH BAY DEVELOPMENT
991-995 MONTAGUE EXPRESSWAY**

MILPITAS

DATE 04
PAGE 14

DESIGNER	RMA
DRAFTER	RMA

VISION-1

OF 1 SHEET

0.04 AM